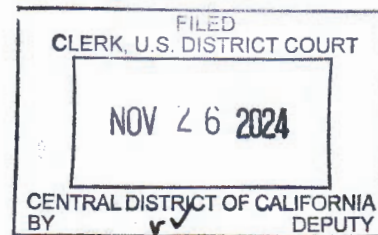


- ☒ Sufficient amount of equity  
☒ Lot Book Report confirming title (dated on or after  
date on which surety recorded Deed of Trust)  
☒ Property Appraisal (assessed value or signed written  
appraisal of current market value)  
☒ Recorded Deed of Trust naming the Clerk of the U.S.  
District Court, herein called BENEFICIARY



On 11/12/2024 x2429  
Date Extension

By: Nisha Chandran

Assistant U.S. Attorney

Signature: [Signature]

UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA

PLAINTIFF,

CASE NUMBER

MJ24-6166

v.

Ibrahim Ameen Alhusseini

DEFENDANT(S).

AFFIDAVIT OF SURETY(IES) (PROPERTY)

I (We), the undersigned surety(ies), state on oath:

That I (we) permanently reside within the jurisdiction of the United States District Court for the Central District of California, or in 1672 San Lily Dr Golden CO 80401 (City, State), at the address(es) indicated; that I(we) am(are) the legal owner(s) of the property described below and the representations as to my (our) ownership and equity in said property are true and correct;

That I (we) am(are) worth the amount specified in the bond, to wit: \$ 125,000.00 over and above my(our) just debts and liabilities and exclusive of property exempt from execution.

I (We) further state that I (we) understand the provisions of the bond of the defendant named above for which this affidavit supports and I (we) acknowledge and agree that I (we) and my (our) personal representatives are bound, jointly and severally with the defendant and any other sureties, to pay to the United States of America the bond amount specified in the event the bond is forfeited.

I (We) further promise not to transfer or encumber said property until final disposition of this case and exoneration of the subject bond by Order of the Court.

I (We) hereby subject said funds, and agree to be bound as a condition of this bond, by the provisions of Local Criminal Rule 46-6, as set forth below in this document.

I (We) understand that it is my (our) obligation to inform the Court and counsel of any change in residence address or employment of the defendant immediately upon such a fact becoming known to me (us).

I (We) further agree and understand that, unless otherwise ordered by the Court, the bond for which this affidavit is supports is a continuing bond (including any proceeding on appeal or review) which shall continue in full force and effect until such time as the undersigned is (are) duly exonerated by Order of the Court.

LOCAL CRIMINAL RULE 46-6 - BOND - SUMMARY ADJUDICATION OF OBLIGATION

A bond of undertaking presented for filing shall contain consent and agreement of the principal and surety that in case of default or contumacy on the part of the principal or surety, the Court may upon ten (10) days notice proceed and summarily render a judgment in accordance with the obligation undertaken and issue a writ of execution upon such judgment. An indemnitee or party in interest seeking a judgment on a bond or undertaking shall proceed by Motion for Summary Adjudication of Obligation and Execution. Service may be made on corporate surety as provided in 31 U.S.C. §9306.

AFFIDAVIT OF SURETY(IES) (PROPERTY)

Address and description of property: 1672 San Lily Dr Golden CO 80401  
 LOT 51 GENESEE FILING NO. 2, AMENDMENT NO. 1,  
 COUNTY OF JEFERSON, STATE OF COLORADO  
 APN: 131700 ALTERNATE APN: 40-193-03-011

Each surety must indicate the form in which title to property is held and if there are other title holders, each must sign as surety and furnish pertinent information.

Julie Preger

Print Name of Surety

XXX-XX-2243  
 Social Security Number (Last 4 digits only)

1672 San Lily Dr

Address of Surety

Golden CO 80401

City, State, Zip Code

☒ Sole Holder or Owner ☐ Tenancy in Common ☐ Joint Tenancy ☐ Other: \_\_\_\_\_

Percentage of  
 Interest of Surety % 100

Present Fair Market  
 Value of Property \$ 1,655,000.00  
 (supporting documentation attached)

Total Amount of  
 Encumbrances and/or All Liens \$ 500,000.00  
 (list below separately)

AMG National Trust Bank(LOC)  
 Name of Holder of 1<sup>st</sup> Encumbrance

1155 Canyon Blvd #310 Boulder CO 80302  
 Address, City, State, Zip Code

Name of Holder of 2<sup>nd</sup> Encumbrance

Address, City, State, Zip Code

Name of Holder of 3<sup>rd</sup> Encumbrance

Address, City, State, Zip Code

Total Equity \$ 1,155,000.00  
 (after deduction of encumbrance/liens)

Homesteaders ☐ Yes ☒ No  
 Exemption Filed?

Amount of Exemption \$ N/A

0  
 Number of other bonds or undertakings

N/A  
 Amount of other bonds or undertakings

Has the indicated property previously been USED as collateral? ☐ Yes ☒ No

If yes, list: \_\_\_\_\_

Was appraisal given by a LICENSED appraiser? ☒ Yes ☐ No. If not, what was basis of appraisal? \_\_\_\_\_

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 30th Day of October 2024

X  
 Signature of Surety Julie Preger  
 Julie Preger

Friend of Defendant

Relationship of Surety

this record was acknowledged by me by

Signature of Surety

Relationship of Surety

Julie Preger

Lena Ernestine Montour  
 Notary Public

Above Surety Approved: \_\_\_\_\_

Margo A. Fouconi  
 United States Magistrate Judge

Dated: 11/26/24

RECOMMEND DISAPPROVAL OF THIS BOND FOR THE FOLLOWING REASON(S):

- ☐ Discrepancy in title documentation ☐ Insufficient documentation to establish value of property  
☐ Amount of liens and/or encumbrances reduces value of property to less than required amount  
☐ Other (Explain): \_\_\_\_\_



Dated: \_\_\_\_\_

Assistant U.S. Attorney

AFFIDAVIT OF SURETY(IES) (PROPERTY)